



*jordan fishwick*

# 13 Catherine Street, Macclesfield, SK11 6ET

**\*\* NO ONWARD CHAIN \*\*** Catherine Street enjoys a convenient location within a short walk of the shops on Chestergate, the Picturedrome as well as many other vibrant and cosmopolitan bars and restaurants and the town centre. This spacious and well presented three storey 'weavers cottage' is quite outstanding and will appeal to a range of buyers. The accommodation in brief comprises; living room with log burning stove and breakfast kitchen with some integrated appliances. To the first floor there is a large bedroom which could be used as another living room and stylish bathroom. To the second floor, there is the master bedroom with fitted wardrobes and third bedroom/dressing room with archway to shower room. Externally, the rear garden is of a good size and is fenced and enclosed with courtesy gates to either side. There are two distinct areas, a stone flagged patio ideal for a table and chairs, plus a further decked area, which offers an additional seating area.

## £225,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

#### Directions

Catherine Street is a continuation of Bond Street, which can be accessed by a number of ways, including from Park Lane. Alternatively, leaving Macclesfield in a Westerly direction along Chestergate, Catherine Street can be found on the left hand side, just before

#### GROUND FLOOR

#### Living Room

13'10" x 13'4"

Accessed via a composite front door. Neutrally decorated room featuring a log burning stove set within chimney breast. uPVC double glazed window to the front aspect. Recessed ceiling spotlights. Radiator. Archway through to breakfast kitchen.

#### Breakfast Kitchen

11'0" x 9'4"

Stylish fitted kitchen with a range of base and wall mounted units with work surfaces over with granite splashbacks. Inset circular stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor over and oven below. Integrated fridge, freezer and dishwasher with matching cupboard fronts. Breakfast bar. uPVC double glazed window and door to rear aspect. Radiator. Useful understairs storage cupboard with space and plumbing for washing machine. Recessed ceiling spotlights. Stairs to first floor landing.

#### FIRST FLOOR

#### Landing

Radiator. Inset spotlights. uPVC double glazed window to rear aspect.

#### Bedroom Two

13'10" x 12'10"

Spacious versatile room which could be used in a variety of ways (bedroom or living room). uPVC double glazed window to front aspect. Radiator.

### Bathroom

Modern fitted bathroom comprising; tiled panelled bath with shower fittings over and screen to side, pedestal wash basin with mixer tap and push button low level WC. Chrome ladder style towel radiator. uPVC double glazed window to rear aspect. Cupboard housing boiler. Recessed ceiling spotlights.

### SECOND FLOOR

#### Bedroom One

13'6" x 11'0" to wardrobe front

Excellent size master bedroom with space for king size bed and drawers. Fitted wardrobes. uPVC double glazed window to front aspect. Radiator.

#### Bedroom Three / Dressing Room

8'10" x 5'6"

Versatile room which could be used in a variety of ways (single bedroom, home office or dressing room). Archway through to shower room. uPVC double glazed window to rear aspect. Radiator.

#### Shower Room

Fitted with a shower cubicle, vanity wash basin with mixer tap and push button low level WC. uPVC double glazed window to rear aspect. Recessed ceiling spotlights.

### OUTSIDE

#### Rear Courtyard

The rear garden is of a good size and is fenced and enclosed with courtesy gates to either side. There are two distinct areas, a stone flagged patio for a table and chairs, plus a further decked area which offers an additional seating area.

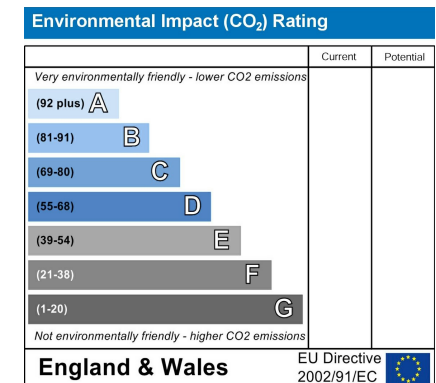
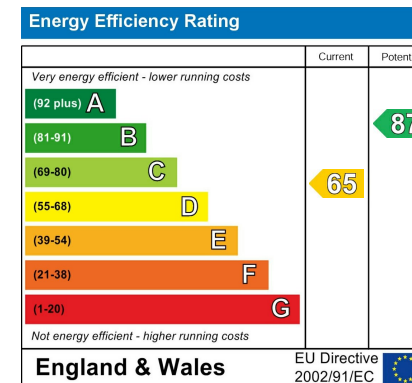
#### Parking

Permit parking - <https://www.cheshireeast.gov.uk/car-parks-and-parking/parking-permits/residents-car-park-permits.aspx>

The current vendor has advised us that the property may be able to obtain two parking permits. We would advise any perspective buyer to confirm this with Cheshire East Council.

#### TENURE

The vendor has advised us that the property is Freehold and that the council tax band is B. We would advise any perspective buyer to confirm these details with their legal representative.





GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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